

TO: Ms. Ann McCarty  
Marshall District  
Planning Commissioner

RE: Administrative Subdivision Request/  
Subdivision Ordinance Waiver Request, Wales Road

DATE: October 9, 2002

Dear Ms. McCarty:

Please refer to the attached letter dated August 24, 2002 to Supervisor Atherton regarding the topic of our concern.

We, the undersigned, as Homeowners of Wales Road, urge you to uphold the standards of Fauquier County Subdivision Ordinance Section 3-2.A.6.


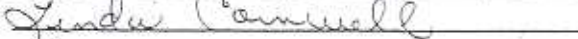
As evidenced by the attached signature page, this is a unanimous sentiment by all homeowners. We respectfully appreciate your thoughtful consideration and support when acting on the request of J.B.C. Developers.

Robert Lippincott  
Margaret Lippincott

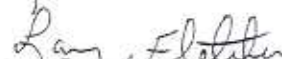
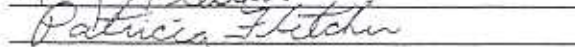
  
  
  


Alan Crofford  
Laura Crofford

William Cornwell  
Linda Cornwell


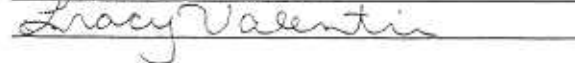
Larry Fletcher  
Patricia Fletcher

Ronald Schumacher  
Jane Schumacher


Frank Valentine  
Tracy Valentine

RE: Waiver of Subdivision Ordinance  
Wales Rd.

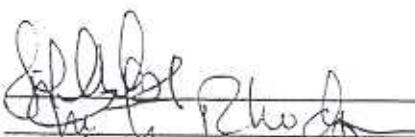



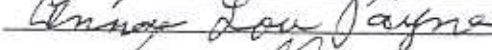
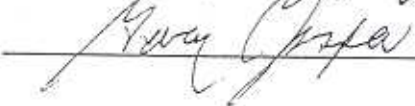
John Rhodes  
Kristina Rhodes

Sharon Maloney

Virginia Crawley

Raymond Payne  
Lou Payne

Gary Jasper

  
John Rhodes  
  
Sharon Maloney  
  
Mrs. John Crawley  
  
Raymond W. Payne  
  
Lou Payne  
  
Gary Jasper

August 24, 2002

Supervisor Harry Atherton  
Board of Supervisors  
P.O. Box 295  
Warrenton, Va. 20188

Re: Waiver of Subdivision Ordinance Section 3-2 A 6

Dear Supervisor Atherton:

The purpose of this communication is to address the proposed Waiver of ordinance 3-2 A 6, by J.B.C. Developers, Inc. regarding Wales Rd. in the Marshall district of Fauquier County. It has come to our attention that the Planning Commission will be considering a request for a waiver of the Fauquier Subdivision Standards associated with a preliminary plat for a nine lot Administrative Subdivision this month.

Wales Road currently serves 10 existing homes off Springs Road. This is a private road, public use. I have been a resident here for 19 years and have been coordinating the road maintenance for as many years. We have a road maintenance agreement on record with the county. I am speaking for the members of our community. Our major concern is the request for J.B.C. Developers to waive the ordinance to extend the legal length of the road so more lots may be gained by the waiver of this law. We all applaud your efforts in the recent ruling to keep the developers in check by limiting the size and standards of the Subdivision Standards. We feel that if this waiver is granted it will set the precedence for future developers to site this waiver and try to gain more projects around the county.

The Justification Statement presented to the planning commission by J.B.C. Developers states, "due to the fact that the entire street now exists and is in use, no one will be unreasonably affected by the approval of this waiver". This is simply not true. This section of road they describe has been under a locked gate with no trespassing signs and used only by a few select hunters that had permission for the 19 years I have lived on Wales Road. The road in question is a 40 year old road that has not been maintained and simply looks like an old logging road and will need a tremendous amount of work to bring it up to the standards of our existing road.

We ask your help in how to proceed with this issue to help to protect the quality of life we all enjoy and also to avoid the financial gain of a developer who does not even reside in Fauquier County. I hope you can share this information with your constituents when it comes time to vote on this issue. Thank you for your time and efforts to keep the Marshall District an enjoyable place to live.

Respectfully,  
Robert C. Lippincott  
8623 Wales Rd. Warrenton, Va 540-347-0048